

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-46	MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	CASAGRANDE DIRK R				
Owner 2:					
Owner 3:					
Street 1:	86 OLD MYSTIC ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1925, having primarily Brick Exterior and 4352 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4887		Sq. Ft.	Site		0	80.	1.04	1			Med. Tr	-10					407,958	340	50				408,000	
Total AC/HA: 0.11219			Total SF/SM: 4887			Parcel LUC: 013		Res. / Comm.			Prime NB Desc		ARLINGTON						Total:		407,958	Spl Credit		Total:		408,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2443.500	233,450		204,000	437,450
340	2443.500	233,450		204,000	437,450
Total Card	0.112	466,900		408,000	874,900
Total Parcel	0.112	466,900		408,000	874,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		201.03	/Parcel: 201.03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	466,900	0	4,887.	408,000	874,900		Year end	12/23/2021
2021	013	FV	466,900	0	4,887.	408,000	874,900		Year End Roll	12/10/2020
2020	013	FV	467,100	0	4,887.	408,000	875,100	875,100	Year End Roll	12/18/2019
2019	013	FV	380,900	0	4,887.	433,500	814,400	814,400	Year End Roll	1/3/2019
2018	013	FV	380,900	0	4,887.	316,200	697,100	697,100	Year End Roll	12/20/2017
2017	013	FV	380,900	0	4,887.	275,400	656,300	656,300	Year End Roll	1/3/2017
2016	013	FV	380,900	0	4,887.	234,600	615,500	615,500	Year End	1/4/2016
2015	013	FV	398,700	0	4,887.	229,500	628,200	628,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2019	I & E Return	MM	Mary M
11/24/2017	MEAS&NOTICE	PH	Patrick H
3/28/2017	I & E Return	MM	Mary M
5/4/2016	I & E Return	MM	Mary M
2/18/2009	Measured	345	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
1/1/1910			

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____

Sign:

VERIFICATION OF VISIT NOT DATA
